
Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31st MARCH 1907.



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Bombay Improvement Trust.

BOARD OF TRUSTEES

As on date of Report.

- | | | |
|--|---|--|
| 1. The Hon'ble Mr. G. O. W. DUNN, M.Inst.C.E.,
M.R.San.Inst., J.P. | } | <i>Chairman.</i> |
| | | |
| 2. BRIGADIER-GENERAL R. M. GREENFIELD, C.B., Com-
manding Bombay District. | } | <i>Ex-officio Trustees.</i> |
| 3. A. M. T. JACKSON, Esq., I.C.S., J.P., Collector of Land
Revenue. | | |
| 4. S. M. EDWARDES, Esq., I.C.S., J.P., Municipal Com-
missioner for the City of Bombay. | | |
| 5. SIR BHALCHANDRA K. BHATAWADKAR, Kt., L.M., J.P. | } | <i>Elected by the Cor-
poration.</i> |
| 6. DINSHA EDULJI WACHA, Esq., J.P. | | |
| 7. The Hon'ble Mr. IBRAHIM RAHIMTOOLA, C.I.E., J.P. ... | | |
| 8. NOWROJI JEHANGIR GAMADIA, Esq., J.P. | | |
| 9. C. H. B. FORBES, Esq., J.P. | | <i>Elected by the Cham-
ber of Commerce.</i> |
| 10. PHILIP GLYNN MESSENT, Esq., M.Inst.C.E., J.P. ... | | <i>Elected by the Port
Trustees.</i> |
| 11. SIR SASSOON J. DAVID, Kt., J.P. | | <i>Elected by the Mill-
owners' Associa-
tion.</i> |
| 12. J. S. BROWN, Esq., M.Inst.C.E., J.P. | } | <i>Nominated by
Government.</i> |
| 13. DWARKADAS DHARAMSEY, Esq., J.P. | | |
| 14. A. K. LESLIE, Esq., J.P. | | |

Bombay Improvement Trust.

PRINCIPAL OFFICERS OF THE BOARD.

Engineering Staff.

R. J. Kent, Esq., J.P., A.M.Inst.C.E., Engineer.
J. F. Watson, Esq., B.E., A.M.Inst.C.E., Deputy Engineer.
R. W. Fisher, Esq., C.E., Assistant Engineer.
A. F. Henderson, Esq., C.E., Assistant Engineer.
N. D. Katrak, Esq., L.C.E., Assistant Engineer.
Ardeshir K. Dadachandji, Esq., L.C.E., Assistant Engineer.

Land Manager's Department.

M. S. Bharucha, Esq., L.C.E., Land Manager.
R. H. A. Delves, Esq., F.S.I., Assistant Land Manager.
H. P. Matbar, Esq., L.C.E., Assistant Land Manager.
D. J. Samson, Esq., L.C.E., Assistant Land Manager.

Medical Officer.

Dr. A. P. Cama, L.M. & S.

Secretary and Chief Accountant.

William Nelson Shilstone, Esq., J.P.

Bombay Improvement Trust.

Administration Report, 1906-07.

PART I

For the second year in succession the total Capital Expenditure of the Board, which amounted, during the year under report, to Rs. 21,46,722 (including the cost of Establishments and the deficit under General Account) fell considerably short of the Budget Estimate, and for the same reason, namely, the small number of properties which it was found possible to acquire during the year. 70 properties only were purchased at a cost of Rs. 8,08,887, making a total up to date of 1,258 properties at a cost of Rs. 1,75,98,727.

2. The Schemes sanctioned and declared during the year were as follows:—
- | | | | |
|--------|---|----------------------|--------------|
| Scheme | VI.—(Sion-Matunga Street Scheme) 24th May 1906. | Capital Expenditure. | Expenditure. |
| " | V.—(Dadar-Matunga Street Scheme) 14th June 1906. | | |
| " | XXVII.—(Mathew Road Street Scheme) 16th August 1906. | | |
| " | IV.—(Revised) (Gowalia Tank Street Scheme) 1st November 1906. | | |
| " | XXIX.—(Nowroji Hill Improvement Scheme) 17th January 1907. | | |

Owing to the low-lying position of most of the lands in Schemes V and VI, it was not found possible for the Special Collector to carry out any detailed surveys of the properties in connection with these Schemes during the monsoon months. This fact, combined with the late sanction received to the other Schemes mentioned, is mainly responsible for the small amount expended on the acquisition of properties during the year.

3. Work in the Engineering Branch however was vigorously prosecuted and made considerable progress, the principal works on which expenditure was incurred being Scheme III (Road from Back Bay to Elphinstone Bridge) and Scheme IV (Gowalia Tank Street Scheme), in both of which satisfactory progress is noticeable. In Scheme III the section through Kumbharwada has been almost completed; the B. B. & C. I. Railway have made good progress with the bridge at Chaupati and the approaches thereto, while work on the Girgaum Section, from Breach Candy Road to Falkland Road, has been actively pursued. Preparations have been in progress for the commencement of the work in the Section between Parel Road and Dongri Street, and active operations there merely await the completion of the accommodation for the poorer and working classes which is rapidly approaching completion at Imanwada. In Scheme IV the work of cutting and filling was vigorously continued. Two short lengths of road construction were undertaken and completed in advance of the general road contract in order to provide access to the Towers of Silence in lieu of that by the old private road, the property of the Parsee Panchayat, which has since been closed. Considerable difficulty was experienced in the construction of the retaining walls in the main road cutting below the Gibbs Road owing to the treacherous nature of the soil, and special precautions were necessary to avoid danger from slips. The work however was well advanced at the close of the year. Progress towards the completion of Scheme II was somewhat slow owing to difficulties in obtaining possession of properties

necessarily required. It is owing to this that the cross roads have not as yet been connected up with the Carnac Road. Kalebhat Lane was widened to 40 ft. and converted into a public street under agreement with the majority of the owners.

Scheme VII.
(Colaba Reclamation.)

The roads on the Colaba Reclamation were completed during the year with the exception of one which it was lately determined to construct immediately to the North of the Panday Sanitarium, and the construction of which awaits the completion of a formal agreement with the Trustees of that Institution.

Scheme VIII.

In connection with Scheme VIII (Mandvi-Koliwada Improvement Scheme) the Board were able during the year to arrange with the Military Department of the Government of India for the lease of a large area forming part of the Bori Bunder Native Infantry Lines, and the semi-permanent huts originally located on the Kennedy Sea Face were removed and re-erected at this site, where also 9 new huts containing 75 rooms are to be constructed; and at the close of the year accommodation for 1,400 persons was approaching completion. When completed, these huts will be occupied by the poorer classes who will be displaced in this Improvement Scheme, and active operations will then be commenced.

New Schemes.

4. The several Improvement and Street Schemes referred to in para. 8, Part I of last year's report, were fully reviewed in a lengthy memorandum by the Chairman, which is now under the consideration of the Board.

Chawl Construction.

5. In addition to the semi-permanent accommodation mentioned above and to similar accommodation on Charni Road in connection with Scheme III, the construction of permanent chawls was in active progress. The six blocks at Chandanwadi, containing 672 rooms mentioned in paragraph 10 of the last year's Administration Report, were completed and occupied during the year; and 5 of the 6 blocks to contain 876 rooms at Imamwada in connection with Scheme III were in course of construction, 2 of these containing 296 rooms being practically complete at the close of the year. The total number of persons provided for in the permanent and temporary chawls will, when these Imamwada chawls are complete, amount to about 15,000.

Police Accommodation.

6. The only scheme of Police Accommodation in actual progress during the year was that on the Agripada Estate where the lines for 10 native officers and 50 men approached completion. No work was undertaken on the European Officers' Quarters owing to an alteration of the Scheme being desired by the Commissioner of Police with a view to this accommodation being provided on a separate site. The revised Scheme has since been submitted to Government for sanction. The Scheme for the Board's Connaught Road Estate was in abeyance pending the orders of Government on the tenders received for the work which were in excess of the sanctioned estimate. Sanction was received during the year to the plans and estimates for the accommodation in Scheme II (Princess Street Estate) and this will be taken in hand after the monsoon. Sites were selected for the accommodation schemes in connection with the Board's Schemes III and IV in consultation with the Commissioner of Police, and the detailed projects will now be taken in hand. It was not possible to obtain tenders for the sanctioned Police Station on Duncan Road, and the construction of this has accordingly been deferred until after the rains.

7. 64 plots (excluding those occupied for Police Accommodation Schemes) were leased during the year as follows:— Leasing of Building Plots.

1 on the Wodehouse Road Estate, 1 on the Hornby Road Estate, 9 on the Agripada Estate, 1 on the Connaught Road Estate, 19 on the Princess Street Estate, 32 on the Colaba Reclamation and 1 in Scheme IV for a sub-station for the Bombay Electric Supply and Tramways Company.

This brings the total of plots leased to date up to 253, representing a present rental of Rs. 4,07,310 and an ultimate rental of Rs. 4,76,818, the plots leased during the year representing a rental of Rs. 1,85,925.

8. An arrangement was arrived at during the year with Government regarding the removal of the Government Mews and Executive Engineer's Stores on the Hornby Road Estate, and the important plots which will thus be made available will shortly be placed on the market. The triangular plot at the rear of the Frere-Fletcher School was, at the request of the Board, resumed by Government and leased to the Trust for the purpose of erecting thereon a Central Store and Pay-shed for the Engineer's Branch. The Kennedy Sea Face Wall received considerable damage during the last monsoon, which was made good during the year. Vested lands, Schedule C.

A few of the out-houses on the Parel Estate were demolished, being in a ruinous condition, and others which had been in charge of the Municipality were resumed from that body.

9. On the Agripada Estate the sewerage work was completed, and the water mains were laid on the greater part of the Estate. The roads on the Connaught Road Estate were completed and handed over to the Municipality. Vested lands, Schedule D.

10. The following statement exhibits the progress made with the acquisition of properties for sanctioned schemes:— Acquisition of Properties.

Scheme No.	No. of Cases in each Scheme.	Cases.				
		Awarded.	Closed.	Part heard.	Not opened.	Withdrawn.
I	107	107	.....	.....	.....	.....
II	383	372	.....	2	6	3
III	518	496	1	10	11	.....
IV	67	34	.....	9	24	.....
V	1,000	1	3	26	970	.....
VI	approximate, 1,000	44	51	107	798	.....
VIII	approximate, 207	199	.....	3	5	.....
IX	1	1	.....	.....	.....	.....
XIII	2	1	.....	1	.....	.....
XVII	3	3	.....	.....	.....	.....
XXVII	39	.....	2	86	1	.....
Total	3,827	1,256	57	194	1,815	3

And the progress made year by year since the commencement of operations is shown below :—

Year.	Acquired through the Courts.		Acquired by amicable settlement.		Total.	
	No.	Value.	No.	Value.	No.	Value.
		Rs.		Rs.		Rs.
1898-1901	26	1,95,162	9	3,37,557	35	5,32,719
1901-02	112	9,13,861	23	2,48,630	135	11,57,591
1902-03	152	20,91,622	87	13,49,744	239	34,41,366
1903-04	102	18,10,906	146	20,94,890	248	39,05,796
1904-05	301	34,78,396	82	17,18,606	383	51,95,002
1905-06	76	13,66,749	72	11,87,617	148	25,54,366
1906-07	59	6,46,513	11	1,62,374	70	8,08,887
Total ...	828	1,05,06,309	480	70,92,418	1,308	1,75,98,727

It will be seen from these figures that 34·18 per cent. of the total number of cases have been acquired by amicable settlement, representing 40·30 per cent. of the total sum awarded up to the end of the year. The figures are slightly below those reported last year.

References to the
Tribunal of Appeal.

11. The number of References to the Tribunal of Appeal to date total 131 as compared with 126 up to the end of the previous year, and the progress made is as follows :—

References decided in favour of the Board...	...	...	...	20
„ „ against the Board ...	...	...	...	40
„ closed but not decided ...	...	...	...	...
„ part heard ...	...	...	...	4
„ not opened ...	...	...	...	10
„ not submitted to the Tribunal ...	...	...	...	9
„ withdrawn by the claimants, settled or transferred to Apportionment References ...	...	...	...	48
				131

The progress has been fairly satisfactory and the arrears are distinctly less than last year. It will be noticed that 48 References have either been withdrawn, settled or transferred for decision on the question of apportionment only.

Appeals to the
High Court.

12. In 7 cases up to date appeals have been preferred to the High Court against the decisions of the Tribunal. Two of these were dismissed with costs in April 1905. Four were heard during the year under review and one has not yet been taken. Of the four opened during the year, two were dismissed with costs and two are not completed.

Acquired Proper-
ties.

13. The Revenue received during the year from rents of acquired properties pending demolition amounted to Rs. 5,91,072, and the sum of Rs. 1,84,496 was received from the sale of old materials of properties demolished.

It is interesting to record that the Board were able during the year to effect settlements in 4 cases in which it is necessary to remove, either wholly or partially, Temple properties. In the case of the Temple of Vithoba Rakhmai,

Scheme III, the Board has arranged to reinstate the Temple on a site in the immediate neighbourhood. The Lingayat Temple in Scheme III (the only one, it is believed, in Bombay) is similarly to be reinstated with the exception of the portion of the Temple which contains the sacred Ling. This will be left *in situ* in the centre of the Road which is to be widened so as to allow ample space on either side. The Shrine will be surrounded by a raised stone foot-path and will form an interesting feature in the Scheme. The Temple of Maruti in Scheme III is to be replaced by a handsome structure on a prominent site in the Scheme close by, and the Temple of Mahadeo in Jamli Street (Scheme VIII), a portion of which is required for street widening, will be re-faced and added to at the rear to compensate for the area taken from the front.

14. The Bill to further amend the City of Bombay Improvement Act, 1898, was introduced at the Session of the Legislative Council on the 16th March 1907 by the Hon'ble Mr. (now Sir) E. M. H. Fulton, but the first reading was postponed to a later date. Bill for the Amendment of the Act.

15. The Audited Accounts of the Board are attached to this report. The General Account which comprises the Revenue operations of the Board shows a Debit Balance of Rs. 56,082 as follows :— Accounts of the Board.

Revenue	Rs. 13,91,840
Expenditure	„ 14,47,922
Deficit	Rs. 56,082

The Municipal Commissioner has been requested to make good the amount out of the Municipal Fund, as the contribution received during the year was much below the 2 per cent. required by Section 72 of the Act.

16. Although sanction had been accorded by Government to the raising during the year of a loan not exceeding Rs. 30 lakhs, it was decided by the Board, on a review of the financial position, to invite tenders for Rs. 20 lakhs only, and a loan to this extent was accordingly raised in October 1906. The 72 tenders received aggregated Rs. 61,37,500 and the average rate of accepted tenders was Rs. 100-15-9. The total of the loans raised by the Board now amounts to Rs. 270 lakhs. The Cash Balances at the disposal of the Board from time to time were utilized to the best advantage and earned interest at the average rate of 3·8 per cent. as compared with 3·45 per cent. in the preceding year and 3·9 per cent. for the year 1904-05. The total Capital Expenditure of the Board up to the close of the year amounted to Rs. 2,40,57,336-4-7, and the Credit Cash Balance on the 31st of March 1907 was Rs. 65,83,438-8-4. The small amount expended on the acquisition of properties during the year is responsible for this large balance. The Loan of 1906.

17. At the close of the year an amount of Rs. 83,113-14-3 stood to the credit of the Provident Fund established for the Officers and servants of the Trust under Section 91 (6) of the Act. Provident Fund.

18. The Sinking Funds for the repayment of the various loans have been fully maintained as required by Sections 55 and 56 of the Act, the credit balance of this account at the close of the year being Rs. 4,21,555-4-4. (See Balance Sheet and Appendix H attached.) Sinking Fund.

The Staff.

19. The Hon'ble Mr. G. O. W. Dunn, M.Inst.C.E., M.R.San.Inst.; Chairman of the Board, proceeded on furlough on medical certificate for 4 months and 3 days from 7th July to 9th November 1906, during which time Mr. H. V. R. Kemball, C.E., Engineer to the Trust, acted as Chairman of the Board, Mr. J. F. Watson, B.E., A.M.Inst.C.E., Deputy Engineer, acting as Engineer. Mr. Watson was on privilege leave for 2 months and 15 days from the 14th April to 29th June 1906. Mr. A. K. Dadachanjee, L.C.E., took up his appointment as Assistant Engineer on the 19th July 1906. Mr. D. J. Samson, L.C.E., Assistant Land Manager, was on 6 weeks' privilege leave from 15th October to 25th November 1906.

Special Collector
and Tribunal.

Mr. J. D. Framjee was appointed Special Collector under the Land Acquisition Act from 14th March 1907, *vice* Mr. S. M. Edwardes, L.C.S. Mr. W. A. Chambers, Municipal Assessor to the Tribunal of Appeal, proceeded to England in October 1906, and the Corporation appointed Mr. P. H. Patuck, B.A., L.C.E., in his place.

The Board.

20. The Board held 37 Meetings during the year and 55 Committee Meetings were also held. The *ex-officio* seat of the General Officer Commanding the Bombay Brigade was occupied at different times by—

Brigadier-General R. M. Greenfield.

Lieut.-Col. A. C. Whitacre Allen.

Colonel A. H. P. Turner, R.A.

Lieut.-Col. G. S. Hogge, I.A.

Mr. C. H. B. Forbes, who had proceeded on short leave in February 1906, resumed his seat on the Board from the 24th July 1906. Mr. T. W. Cuffe proceeded on leave in the middle of April and Mr. A. K. Leslie was nominated by Government in his place. Mr. T. W. Cuffe resumed his seat on the 30th October 1906.

The following Trustees vacated their seats on 31st March 1907 under the operation of Section 12 (3) of the Act, *viz.* :—

Names.	Elected by
Sir Sassoon J. David, Kt.	The Millowners' Association.
D. E. Wacha, Esq.	The Corporation.
Sir Bhalchandra Krishna, Kt.	Do.
Dr. A. G. Viegas.	Do.
J. S. Brown, Esq.	Nominated by Government.
T. W. Cuffe, Esq.	Do.
Dwarkanadas Dharamsey, Esq.	Do.

These gentlemen were re-elected or re-nominated by the bodies concerned, with the exception of Dr. Viegas, in whose place Mr. N. J. Gamadia was elected.

21. The Board desire to record their appreciation of the work of the staff during the year under review.

22. Fuller details will be found in Part II of this Report, to which the following plans are appended :—

- (1) Map of the Island of Bombay showing the Board's Schemes and vested lands.
- (2) Scheme III.
- (3) Colaba Reclamation showing the plots leased.
- (4) Nowroji Hill Scheme.
- (5) Ground plan of the Imamwada Chawls.

PART II.

The Capital Expenditure for the year, including the cost of Establishments and the deficit under the General Account, was Rs. 21,46,722 as follows :—

	Rs.	Rs.
Cost of Management and Incidental Expenses under Section 75 (1)		1,39,268
Improvement of Lands vested in the Board, Schedule C	2,372	
" " " " " D	28,763	
		31,135
Schemes—		
Scheme I	68,852	
" II	6,25,185	
" III	7,08,359	
" IV	1,68,104	
" V	3,063	
" VI	18,681	
" VII	34,208	
" VIII	1,75,559	
" IX	831	
" XIII	15,934	
" XXVII	2,247	
" XXIX	873	
" XXX	270	
Police Accommodation Schemes	70,191	
		18,92,357
Survey of the Island of Bombay	Cr. —384	
Storeyard at Agripada	1,288	
General Surveys	3,543	
Tools and Plant	16,425	
Stores in Stock	7,008	
Deficit under General Account	56,082	
	Rs. 21,46,722	

2.—SCHEMES.

Scheme I.—First Nagpada Improvement Scheme, E Ward.

Acquisition.—The two cases that were pending last year before the Special Collector were closed, the awards totalling Rs. 22,461. References to the Tribunal of Appeal have been demanded in both the cases. Acquisition in this Scheme is now complete.

Roads.—The construction of the 20ft. road in front of the Board's chawls which was finished during the year at a cost of Rs. 8,695 completes the road work on this Estate with the exception of a small length of a service passage which awaits the settlement of an agreement with the Trustees of the Mosque in Cases Nos. 74 and 80.

Building Plots.—All the plots, except five, four of which were originally intended to be occupied by chawls, have been leased. The buildings on 29 plots have been completed, and those on 5 plots are in course of construction. The Police Accommodation carried out in connection with this Scheme has been taken over by Government.

Expenditure.—The net expenditure to the close of the year was Rs. 25,96,346 which includes Rs. 6,98,597 spent on chawls, mainly at Agripada. The expenditure of the year was Rs. 68,852.

Scheme II—Street Scheme—Queen's Road to Carnac

Bridge (Princess Street), C Ward.

Acquisition.—In 372 cases, out of the 383 comprised in this Scheme, awards have now been made, and two cases are pending before the Special Collector. No settlement has yet been come to with Government as to their claims in respect of 12 cases on the Carnac Road, and 6 cases remain unopened before the Special Collector. In 3 cases during the year acquisition proceedings have been withdrawn with Government sanction. The total area acquired up to the close of the year was 114,356 square yards, the cost being Rs. 58,95,387, an average of Rs. 51·55 per square yard. During the year 1,754 square yards were acquired at a cost of Rs. 3,33,263.

Acquired Properties.—Properties in 6 cases were taken possession of and 35 properties were demolished during the year, the old materials in these latter cases realizing Rs. 41,564. The revenue derived from acquired properties pending demolition was Rs. 91,831.

Roads.—Progress on the lengths remaining to be completed was slow during the year owing to the Board not being put in possession of certain properties. Kolbhat Lane (a private street) was widened to 40 feet, and made public under an agreement with the majority of the house-owners. Expenditure on roads during the year was Rs. 38,049, and to the end of the year Rs. 1,12,006 against the estimate of Rs. 1,71,102.

Building Plots.—37 plots have now been leased on this Estate, the ground rents representing an average capital value on the $4\frac{1}{2}\%$ basis of Rs. 137·805 per square yard. The total annual rental from these plots amounts to Rs. 1,02,331. Plans for the buildings on 21 plots have been sanctioned, and in 16 cases the buildings are in course of erection.

Chawls.—The six ranges of chawls at Chandanwady containing 672 rooms, the commencement of which was recorded in last year's report, were completed and occupied during the year. The expenditure to end of the year was Rs. 2,69,810, of which Rs. 1,77,327 was expended during the year. The estimate amounts to Rs. 3,72,538.

Expenditure.—The net expenditure on this Scheme up to 31st March 1907 was Rs. 68,08,113, of which Rs. 6,25,185 pertains to the year under report.

Scheme III.—Street Scheme—Back Bay to Elphinstone Bridge, B, C & D Wards.

Acquisition.—During the year awards were made in 9 cases only, bringing the number to date up to 496 out of the total of 518. One case was closed but not awarded, 10 were pending before the Special Collector and 11 had not been opened.

The total area acquired up to the close of the year was 314,640 square yards, the total amount awarded being Rs. 71,91,672, an average cost of Rs. 33·5 per square yard. 9,918 square yards were acquired during the year at a cost of Rs. 2,54,586.